104.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,155,900 / 1,155,900
					USE VALUE:	1,155,900 / 1,155,900
					ASSESSED:	1,155,900 / 1,155,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
198		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSQUES CARLOS &	
Owner 2:	CARRASQUILLO KAREN G	
Owner 3:		
Street 1:	198 OVERLOOK ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LOUGHRY JAMES -
Owner 2:	-
Street 1:	3 TOMS WAY
Twn/City:	STONEHAM
St/Prov:	MA
Postal:	02180

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,870 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3160 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6870.000	717,600		438,300	1,155,900
Total Card	0.158	717,600		438,300	1,155,900
Total Parcel	0.158	717,600		438,300	1,155,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.79 | /Parcel: 365.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67171
GIS Ref:
GIS Ref:
Insp Date: 10/21/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	717,400	0	6,870.	438,300	1,155,700	1,155,700	Year End Roll	12/18/2019
2019	101	FV	549,500	0	6,870.	444,500	994,000	994,000	Year End Roll	1/3/2019
2018	101	FV	549,500	0	6,870.	331,800	881,300	881,300	Year End Roll	12/20/2017
2017	101	FV	549,500	0	6,870.	300,500	850,000	850,000	Year End Roll	1/3/2017
2016	101	FV	173,200	0	6,870.	288,000	461,200	461,200	Year End	1/4/2016
2015	101	FV	162,200	0	6,870.	244,200	406,400	406,400	Year End Roll	12/11/2014
2014	101	FV	162,200	0	6,870.	231,700	393,900	393,900	Year End Roll	12/16/2013
2013	101	FV	162,200	0	6,870.	220,400	382,600	382,600		12/13/2012

!8294!

PRINT

Date	Time
12/10/20	22:52:24

LAST REV

Date	Time
03/17/17	10:32:18

ekelly

USER DEFINED

Prior Id # 1:	67171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUGHRY JAMES,	66805-519		2/16/2016		1,120,000	No	No		
CARR ROBERT H--	65105-107		3/25/2015	Change>Sale	456,000	No	No		ROBERT H CARR DATE OF DEATH 5/26/2014 BK 6475
	8102-557		1/1/1901	Family		No	No		ROBERT H CARR DATE OF DEATH 5/26/2014 BK 6475

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2015	899	Heat App	14,000		7/8/2015			Install 2 gas furn
5/5/2015	436	New Buil	280,000					
4/24/2015	397	Demoliti	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2017	SQ Returned	EMK	Ellen K
3/22/2016	SQ Returned	EMK	Ellen K
10/21/2015	Meas/Inspect	PT	Paul T
5/28/2015	Permit Insp	PC	PHIL C
3/19/2009	Meas/Inspect	163	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
8/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6870		Sq. Ft.	Site		0	70.	0.91	5									438,268						438,300	

Total AC/HA:	0.15771	Total SF/SM:	6870	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,268	Spl Credit		Total:	438,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07202566
Const Adj.:	1.00989902
Adj $ / SQ:	135.330
Other Features:	130108
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720528
Depreciation:	2882
Depreciated Total:	717646

COMMENTS

NO HEAT HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

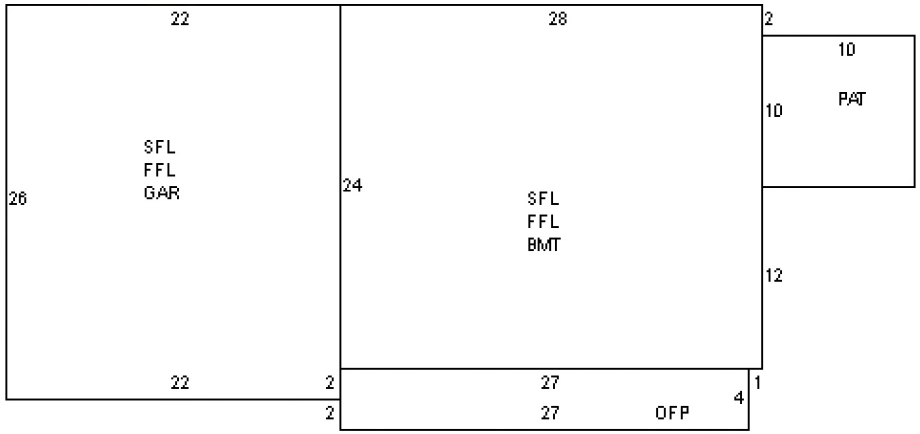
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.99
Special Features:	0	Val/Su Net:	182.13
Final Total:	717600	Val/Su SzAd	288.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	135.330	168,350
SFL	Second Floor	1,244	135.330	168,350
BMT	Basement	672	88.810	59,680
GAR	Garage	572	19.560	11,190
OFP	Open Porch	108	32.090	3,466
PAT	Patio	100	6.060	606

Net Sketched Area:	3,940	Total:	411,642
Size Ad	2488	Gross Are	3940	FinArea	3160
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	